Return to: Castleman Title, 110 Glancy St., STe. 112, Goodlettsville, Tn 37072

File No. 20060381

(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren Clay Krasner	Branch Bankin and Trust	051 03 0 140.00
(NAME)	(NAME)	
418 Barbara Drive	P. O. Box 2088	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Greenville, S.C. 29602	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kelvin Beaton, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Warren Clay Krasner, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Map of Stratton Heights, as of record in Book 1835, page 13, Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Barbara Drive, the common corner of Lots Nos. 57 and 58; thence with the line between said lots, northerly 142.9 feet to a corner of Lot No. 59; thence with the line between Lot Nos. 58 and 59, westerly 123 feet to the easterly margin of said road, southerly 125 feet to the beginning of a curve; thence along said curve, southeasterly 31.42 feet to a point on the north margin of Barbara Drive; thence with the margin of said drive, easterly 78.94 feet to a point, and continuing with the same easterly 46.06 feet to the beginning.

Being the same property conveyed to Kelvin Beaton, unmarried by deed from Patricia Ann Robinson-Wells, dated March 31, 2003 and recorded on April 4, 2003 in Instrument No. 20030404-0045109, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 418 Barbara Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of September, 2006.

Kelvin Beaton

Davidson County DEEDWARR
Recvd: 10/03/06 12:15 2 pg
Fees:13.00 Taxes:455.10

20061003-0122403

File No. 20060381
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelvin Beaton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2006.

Commission expires:

Lura Brady
Notary Public

AFTER RECORDING RETURN TO:

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires July 24, 2010